

## Cabinet (Resources) Panel

25 July 2017

<b>Report title</b>	Demolition of Garages at Hilton Road, Lanesfield	
<b>Decision designation</b>	AMBER	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson City Assets and Housing	
<b>Key decision</b>	No	
<b>In forward plan</b>	No	
<b>Wards affected</b>	Spring Vale;	
<b>Accountable Director</b>	Lesley Roberts (Strategic Director: City Housing)	
<b>Originating service</b>	Housing Strategy & Development	
<b>Accountable employee</b>	Karen James	Housing Development Project Manager
	Tel	01902 551414
	Email	karen.james@wolverhampton.gov.uk
<b>Report to be/has been considered by</b>	Place Leadership Team	10 July 2017
	Strategic Executive Board	11 July 2017

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### Recommendation for action or decision:

The Cabinet (Resources) Panel is recommended to:

1. Approve the demolition of the eight garages at Hilton Road, Wolverhampton, as recommended by the joint Asset Management Group with Wolverhampton Homes. The resultant vacant site to be laid out as secure parking for the residents of adjacent blocks.

### Recommendation for noting:

The Cabinet (Resources) Panel is asked to note:

1. As well as removing an ongoing maintenance issue and area for fly tipping, the removal of the garages will provide additional, secure off road parking.

## **1.0 Purpose**

- 1.1 This report seeks approval for the demolition of eight garages in Hilton Road, Lanesfield and the redevelopment of the area with secure parking for surrounding residents. The parking will provide off road spaces. Appendix A shows the site as it is and Appendix B shows the proposed secure parking area.

## **2.0 Background**

- 2.1 Garage sites can be contentious, as they are often targets for vandalism and other anti-social behaviour. Wolverhampton Homes is assessing each site on future viability, based on condition, demand and management issues.
- 2.2 The eight garages at Hilton Road, Lanesfield are adjacent to residential blocks where Wolverhampton Homes are undertaking sustainability estates work. These eight concrete garages have now reached the end of their useful life and are increasingly uneconomical to maintain. The area is also subject to fly tipping. (Appendix A.)

## **3.0 Progress and Proposals**

- 3.1 The remaining occupants of the garages have already been relocated and no objections were received to the proposed demolition and parking redevelopment. Ward Councillors were also informed of the proposed works and no objections were received.
- 3.2 Residents in the adjacent flats have been consulted regarding the future of the garages and the site, should demolition be approved. Following those consultations, it is proposed that the eight garages be demolished and the resultant vacant space, together with an existing paved area to the rear, be turned into secure, off street parking for approximately twenty cars. (Appendix B.) Work would be undertaken by Wates Construction, one of the appointed Strategic Construction Partners. The work will be undertaken subject to any necessary permissions from Planning or Building Control.
- 3.3 The work to construct the secure car parking area is expected to have a life in excess of 20 years. Should the need for maintenance arise, it will be funded from the HRA (Housing Revenue Account).

## **4.0 Evaluation of alternative options**

- 4.1 The option of retaining the existing garages is not viable due to their poor condition. Their construction consists of asbestos roofs, concrete section walls and wooden doors. To demolish and replace the eight garages would cost in the region of £27,000. The current rental income (seven out of the eight are let) is £1,634 per annum, giving a recovery of cost for the demolition and re-provision option of sixteen years.
- 4.2 A further option is to demolish the garages at a cost of £12,000, and grass the site over. However, it is considered that residents are likely to then use the resultant vacant space and beyond for unofficial parking, making the area unsightly and adding to future maintenance requirements.

## **5.0 Reasons for decision**

- 5.1 The demolition of the garages will remove an increasingly costly maintenance responsibility; it will remove an eyesore and area which has been a target for fly tipping; the properly constructed secure parking area will prevent the whole area between the residential blocks being used for unauthorised parking; the parking area will take cars off the adjacent roads.

## **6.0 Financial implications**

- 6.1 The cost of the demolition of the garages and the construction of the new parking area is estimated to be in the region of £30,000. The Cost will be met from the Sustainable Estates Budget of £800,000 a capital scheme included within the Housing Revenue Account Capital Programme.  
[JM/07042017/K]

## **7.0 Legal implications**

- 7.1 The vacated site will remain within the HRA (Housing Revenue Account).
- 7.2 Work would be undertaken by Wates Construction, appointed under Strategic Construction Partnership.
- 7.3 Given that the demolition is an operational matter, there are no other legal implications for the Council at this time.  
[RB/04072017/I]

## **8.0 Equalities implications**

- 8.1 There are no Equalities Implications resulting from this report.

## **9.0 Environmental implications**

- 9.1 The eight garages have fallen into a state of disrepair and Wolverhampton Homes are concerned of the risks for the safety of those who use them or those who go near the site. The demolition will remove this concern and the proposed parking works will improve the area.

## **10.0 Human resources implications**

- 10.1 There are no Human Resource implications resulting from this report.

## **11.0 Corporate landlord implications**

- 11.1 As the properties are held within the HRA and managed by Wolverhampton Homes there are no Corporate Landlord implications.

## **12.0 Schedule of background papers**

- 12.1 None.